THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ ~~**First Title & Escrow Co., Inc.**~~ ~~**FTEC File No. 30825-09-2012**~~	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Ashley Salisbury Affiant Subscribed and sworn to before me this 27th day of September, 2012. Connie J. Buchan Notary Public My Commission Expires: 6/15/14 (6/15/14)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

Address New Owner: Barbara Ann Bridges 237 Clearlake Drive West Nashville, TN 37217	**Send Tax Bills To:** MIG 8320 E. Walker Springs Rd Ste 200 Knoxville, TN 37923	**Tax Information:** Map and Parcel No.: 136 060 05900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Donoho Douglas**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara Ann Bridges** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* unmarried

This is improved property located at 237 Clearlake Drive West, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of September, 2012.

Barbara Donoho Douglas

Barbara Donoho Douglas

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Barbara Donoho Douglas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20120075615 DEEDWARR
Recvd: 10/05/12 08:50 2 pgs
Fees: 13.00 Taxes: 573.50

20121005-0091258

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Section Five, Priest Lake Park, of record in Plat Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronny Douglas and Barbara Donoho, unmarried persons as joint tenants with right of survivorship, by deed dated June 20, 1986, from Robert A. Jolliff and Marcella Jolliff, of record in Book 6899, page 918, and rerecorded in Book 7046, page 243, Register's Office for Davidson County, Tennessee. The parties having married, and Barbara Donoho now being known as Barbara Donoho Douglas. Ronny Douglas died on February 2, 2010.

This conveyance is made subject to:

1. Taxes for the year 201, which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 4698, page 969, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee.

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122